

## OWNER'S STATEMENT

Certificate of record owner and security holder.

We the undersigned hereby certify, that as of the date of recordation of this Condominium Plan, to being the record owners and holders of security interests in the real property described herein. We also hereby certify to the consent of the recordation of this Condominium Plan pursuant to Chapter 1, Title 6, Part 4, Division Second, California Civil Code, by the County Recorder, Mono County, California.

## RECORD OWNERS:

Betka Lankovska Living Trust dated June 21, 1993,  
Betka M. Lankovska Grantor and Trustee

Betka M. Lankovska  
Betka M. Lankovska, Grantor and Trustee

Meade Family Trust dated April 10, 2002,  
Greg J. Meade, Trustee and Elizabeth T. Meade, Trustee

Greg J. Meade <sup>NAME</sup> Elizabeth T. Meade, Trustee  
Greg J. Meade, Trustee Elizabeth T. Meade, Trustee

State of California )  
County of Mono ) ss.

On January 11, 2006 before  
me, Michelle Forbis  
a Notary Public in and for said County and State, personally appeared  
Greg J. Meade and Elizabeth T. Meade ☒ personally known to me -- OR --  
proved to me on the basis of satisfactory evidence to be the person(s) whose  
name(s) is/are subscribed to the within instrument and acknowledged to me that he/she  
executed the same in his/her authorized capacity, and that by his/her  
signature on the instrument the person, or the entity upon behalf of which the  
person(s) acted, executed the instrument.

WITNESS my hand and (optional) official seal:

Michelle Forbis - Michelle Forbis  
Notary Public (sign and print name)  
My commission expires: 4-19-07 #1412286  
County of my principal place of business: MONO

State of California )  
County of ORANGE ) ss.

On 29TH DEC 2005 before me,  
JOHN HARO  
a Notary Public in and for said County and State, personally appeared  
Betka M. Lankovska ☐ personally known to me -- OR -- ☒ proved to me on  
the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she  
executed the same in his/her authorized capacity, and that by his/her signature  
on the instrument the person, or the entity upon behalf of which the person(s)  
acted, executed the instrument.

WITNESS my hand and (optional) official seal:

JOHN HARO  
Notary Public (sign and print name)  
My commission expires: MAR 2, 2008  
County of my principal place of business: ORANGE

## NOTES AND DEFINITIONS

1. This is a "Condominium Plan" for a "Condominium Project" as those terms are defined in California Civil Code Sections 1351(e) and (f).

2. "Property" shall refer to all of the real property described in the legal description on this page and all improvements erected thereon.

3. The "Condominium Project", which was approved by and is consistent with the zoning regulations of the Town of Mammoth Lakes, consists of 16 commercial units as follows: 16 storage units designated on this condominium plan as Parcel 1 through Parcel 16.

4. "Common Area" means all portions of the condominium project other than the units and an assigned parking area for the exclusive use of the unit to which it is appurtenant. The assigned parking areas as specified in accordance with the Covenants, Conditions and Restrictions ("CC&R's") are designated on this plan by "A.P.".

5. "Unit" or "condominium" means a separate interest in air space in the condominium project, the boundaries of which are the interior surfaces of the units designated on the condominium plan and further described in paragraph 3, above.

6. For definitions of terms not otherwise defined on this Plan, refer to the Declaration of CC&R's establishing a plan condominium ownership for the "Property" recorded on February 13, 2006, as Instrument No. 2006001195 of Official Records in the office of the Mono County Recorder.

7. All dimensions except subdivision boundaries are approximate as provided in Section 1351(e) of the California Civil Code.

8. All lines defining condominium ownership areas intersect at 90° unless noted otherwise.

9. In interpreting deeds and plans, the existing physical boundaries of the unit or of a unit reconstructed in substantial accordance with the original plans thereof, shall be conclusively presumed to be its boundaries rather than the metes and bounds expressed in the deeds and plans, regardless of settling or lateral movements of the building, and regardless of minor variances between boundaries shown on the plan or in the deed and those of the building.

10. The following are not a part of a unit: bearing walls, columns, beams, floors, roofs, foundations, central heating, reservoirs, tanks, pumps, and other central services, pipes, ducts, flues, chutes, conduits, wires, and other utility installation, wherever located, except the outlets thereof whenever located within the unit.

## RECORDER'S CERTIFICATE

Document No. 2006001194 filed this 13<sup>th</sup> day of  
February, 2006, at 2:17 P.M., in Book 2 of  
Condominium Plans at Pages 6A - 6AB at the request of Greg J. Meade.

Renn Nolan  
County Recorder

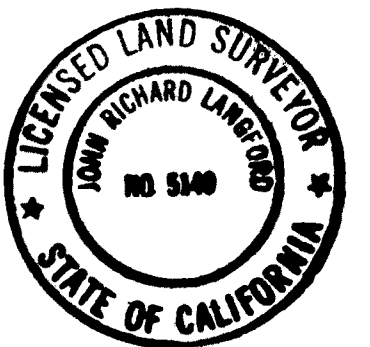
By: Sherris B. Hale  
Deputy County Recorder

## SURVEYOR'S STATEMENT

I hereby state that I am a Licensed Land Surveyor of the State of California and that this plan consisting of 3 sheets correctly represents: (1) A true and complete survey of the perimeter of the project, Parcel 17 of Parcel Map Amending Parcel Map 36-174, made under my supervision in August, 2004; and (2) the proposed locations of air spaces and buildings.

12/26/05  
Date

John R. Langford  
John R. Langford, LS5149  
Expires 6/30/07



## LEGAL DESCRIPTION

Lot 1 of Final Map Tract Map 36-230 as recorded in Book 10, Page 97-97A of Tract Maps, on file in the office of the County Recorder, Mono County, California.

THIS SUBDIVISION IS A CONDOMINIUM PROJECT AS  
DEFINED IN SECTION 1350 ET. SEQ. OF THE CIVIL CODE  
OF THE STATE OF CALIFORNIA, CONTAINING A  
MAXIMUM OF SIXTEEN (16) COMMERCIAL UNITS AND IS  
FILED PURSUANT TO THE SUBDIVISION MAP ACT

CONDOMINIUM PLAN FOR  
474 COMMERCE CIRCLE

TOWN OF MAMMOTH LAKES, MONO COUNTY, CALIFORNIA  
BEING A SUBDIVISION OF LOT 17 OF PARCEL MAP AMENDING  
PARCEL MAP NO. 36-174, IN THE TOWN OF MAMMOTH LAKES,  
COUNTY OF MONO, STATE OF CALIFORNIA, AS PER MAP  
RECORDED IN BOOK 4 PAGES 101, 101A AND 101B OF PARCEL  
MAPS, IN THE OFFICE OF THE COUNTY RECORDER